

# Moving Forward...

## Implementation of The Comprehensive Plan



### **GENERAL IMPLEMENTATION STEP PHASE I** - PROPERTIES ZONED CONTRARY TO THE RECOMMENDATIONS OF THE LAND USE PLAN CHAPTER

#### **PLAN DIRECTION** –

- Identify properties zoned contrary to the recommendations of the Plan which, if developed under the current zoning, would have major implications on the Plan growth goals and guidelines
- Develop policies and ordinances to encourage such property owners to bring zoning into conformity with the Plan

#### **PROJECT STEPS** -

- Established project team
- Established criteria for identifying properties
- Identified and evaluated properties based on criteria
- Contacted affected property owners
- Identified possible strategies for bringing properties' zoning into conformance with the Comprehensive Plan

#### **CRITERIA FOR IDENTIFYING PROPERTIES** -

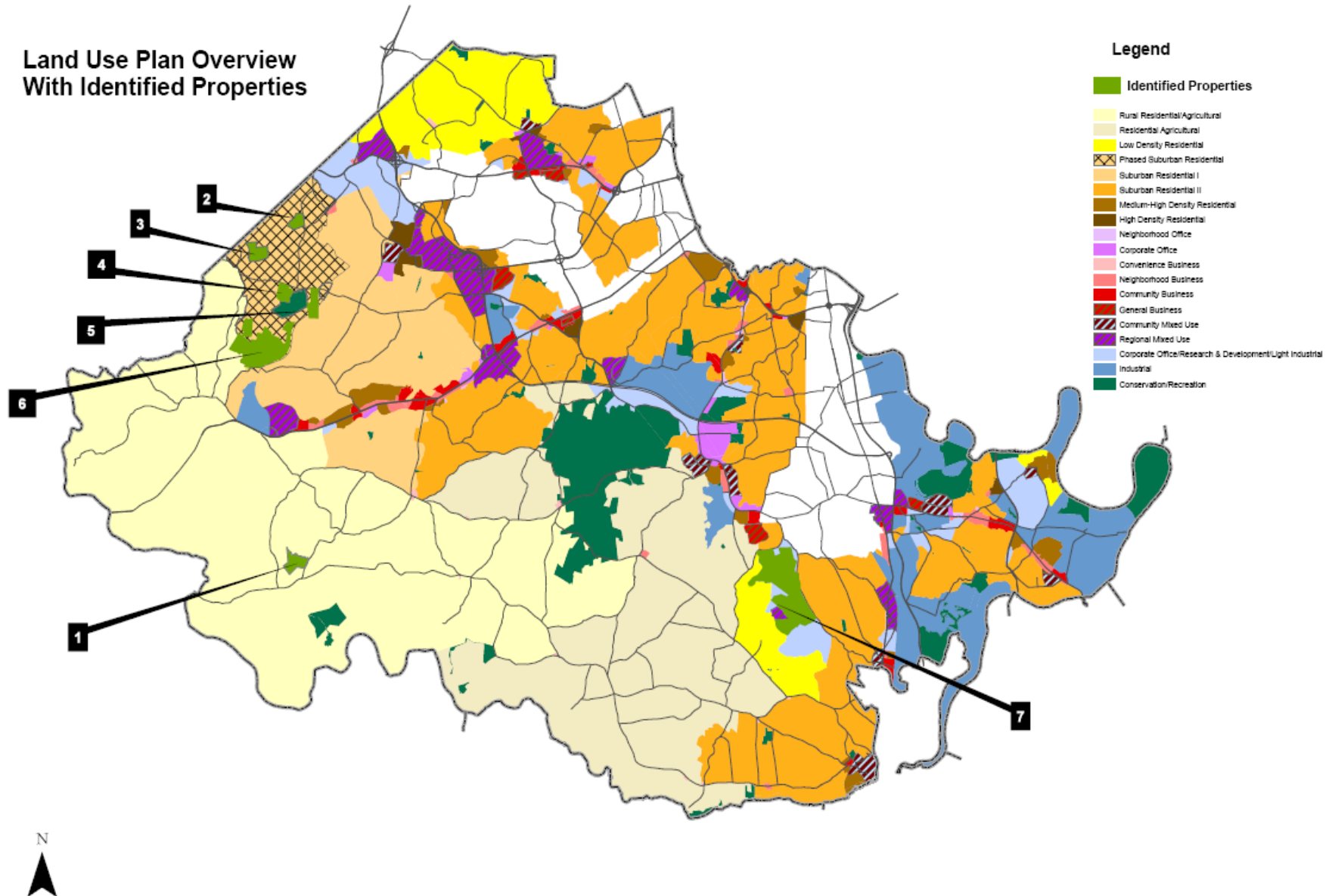
- Residentially zoned properties consisting of eighty (80) acres or more that have not been subdivided;
- In area designated on the Land Use Plan for employment-generating uses and commercial uses; Rural Residential/Agricultural; or Phased Suburban Residential; and
- If developed under current zoning:
  - orderly extension and provision of adequate public facilities and infrastructure would be interrupted;
  - future economic development may be adversely impacted; or
  - surrounding area may experience pressure for growth inconsistent with the recommendations of the Plan.

**IDENTIFIED PROPERTIES BASED UPON CRITERIA –**

The identified properties are shown on the following map. Seven (7) properties were identified based upon the criteria:

- One (1) within the Rural Residential/Agricultural area;
- Five (5) within the Phased Suburban Residential area; and
- One (1) within a Corporate Office/Research Development/Light Industrial area.

Comprehensive Plan Implementation  
Properties Zoned Contrary to the Land Use Plan Chapter



# Comprehensive Plan Implementation

## Properties Zoned Contrary to the Land Use Plan Chapter

The following chart outlines the identified properties and evaluates their development potential in more detail.

PROPERTY #/ MAG. DIST.	PROPERTY OWNER/ PROJECT NAME	ACREAGE	PLAN DESIGNATION	ZONING/ DEVELOPMENT REQUIREMENTS	DEVELOPMENT POTENTIAL IN NEAR FUTURE
<b>1/Matoaca</b>	C. Lytle	165	Rural Residential/Agricultural-development appropriate when adequate public facilities and utilities available	<ul style="list-style-type: none"> <li>• Zoned R-40 in 1983</li> <li>• Estimate 50 or less lots</li> <li>• Use of well &amp; septic permitted</li> <li>• Public water approx. 3.3 miles away; given costs extension unlikely</li> <li>• Public sewer not available</li> </ul>	<ul style="list-style-type: none"> <li>• Low</li> <li>• If developed, impact on public facilities and infrastructure would be minimal</li> </ul>
<b>2/Midlothian</b>	D. Sowers	90	Phased Suburban Residential-development phased with orderly extension of public wastewater	<ul style="list-style-type: none"> <li>• Zoned R-12 in 2007</li> <li>• Estimate 178 lots</li> <li>• Use of public utilities required; water approx. 1.4 miles away; sewer approx. 2.2 miles away</li> <li>• Extension of utilities could place pressure to allow premature development in the surrounding area with inadequate public facilities contrary to Plan recommendations</li> </ul>	Unlikely given property subject to conservation easement

Comprehensive Plan Implementation  
Properties Zoned Contrary to the Land Use Plan Chapter

PROPERTY #/ MAG. DIST.	PROPERTY OWNER/ PROJECT NAME	ACREAGE	PLAN DESIGNATION	ZONING/ DEVELOPMENT REQUIREMENTS	DEVELOPMENT POTENTIAL IN NEAR FUTURE
3/Matoaca	D. Sowers/Lacy Farms	146	Phased Suburban Residential- development phased with orderly extension of public wastewater	<ul style="list-style-type: none"> <li>• Zoned R-12 in 2007</li> <li>• Estimate 292 lots</li> <li>• Use of public utilities required; water approx. 3.5 miles away; sewer approx. 4 miles away</li> <li>• Extension of utilities could place pressure to allow premature development in the surrounding area with inadequate public facilities contrary to Plan recommendations</li> </ul>	<ul style="list-style-type: none"> <li>• Low given cost of utility extensions</li> <li>• No indication of impending development</li> </ul>
4/Matoaca	Southern Century LLC/Balsamo	138	Phased Suburban Residential- development phased with orderly extension of public wastewater	<ul style="list-style-type: none"> <li>• Zoned R-12 in 2004</li> <li>• Estimate 215 lots</li> <li>• Use of public utilities required; water approx. 1.9 miles away; sewer approx. 1.6 miles away</li> <li>• Extension of utilities could place pressure to allow premature development in the surrounding area with inadequate public facilities contrary to Plan recommendations</li> <li>• Active preliminary subdivision plat</li> </ul>	<ul style="list-style-type: none"> <li>• Low given cost of utility extensions</li> <li>• Development not anticipated until property to east (Property 5) extends utilities closer</li> </ul>

Comprehensive Plan Implementation  
Properties Zoned Contrary to the Land Use Plan Chapter

PROPERTY #/ MAG. DIST.	PROPERTY OWNER/ PROJECT NAME	ACREAGE	PLAN DESIGNATION	ZONING/ DEVELOPMENT REQUIREMENTS	DEVELOPMENT POTENTIAL IN NEAR FUTURE
5/Matoaca	Piedmont Venture LLC	164	Most of property in Phased Suburban Residential-development phased with orderly extension of public wastewater	<ul style="list-style-type: none"> <li>• Zoned R-12 in 2007</li> <li>• Estimate 328 lots</li> <li>• Use of public utilities required; water approx. 0.8 miles away; sewer approx. 0.5 miles away</li> </ul>	Some risk in near future; however, just beyond recommenda- tions of Plan on maximum length of utility line extensions
6/Matoaca	Salvatore Cangiano/ Magnolia Green North of Duval Rd	992	<ul style="list-style-type: none"> <li>• 854 acres - Phased Suburban Residential – development phased with orderly extension of public wastewater</li> <li>• 138 acres - Rural Residential/Agricultural- development appropriate when adequate public facilities and utilities available</li> </ul>	<ul style="list-style-type: none"> <li>• Zoned R-9 in 1991</li> <li>• In Phased Suburban Residential area, estimate approx. 1180 units with public utilities required; water approx. 2.3 miles away; sewer approx. 1.5 miles away</li> <li>• In Rural Residential/ Agricultural area, estimate approx. 138 units with septic and public water; water approx. 2.9 miles away</li> <li>• Major road improvements required</li> <li>• Extension of utilities could place pressure to allow premature development in the surrounding area with inadequate public facilities contrary to Plan recommendations</li> </ul>	Low given costs of required infrastructure improvements
7/Bermuda	The Thomas Company/ Branner Station	1445	Corporate Office/Research & Development/Light Industrial	<ul style="list-style-type: none"> <li>• Zoned R-12 in 2007</li> <li>• Estimate approx. 5000 units</li> <li>• Use of public utilities required</li> <li>• Major road improvements required</li> </ul>	Low given costs of required infrastructure improvements

**SYNOPSIS OF PROPERTY EVALUATION -**

Of the seven (7) properties identified, The Thomas Company/Branner Station property (Property 7) is sizeable enough such that development under the current residential zoning would likely adversely impact future economic development opportunities. As recommended by the Plan, it would be beneficial to reserve this property for employment generating uses and commercial services.

The remaining six (6) properties either have a relatively low risk for development in the near future, or if developed in the near future, would have only a minimal impact on the goals of the Comprehensive Plan to ensure orderly growth and development with provision of adequate infrastructure and public facilities.

**POSSIBLE STRATEGIES FOR ENCOURAGING PROPERTY OWNERS TO BRING ZONING INTO CONFORMITY WITH THE PLAN -**

- **Rezoning** - Individual property owners, the Planning Commission or Board of Supervisors can initiate an application to change zoning.
- **Enhance, Develop and Adopt Land Conservation Tools** such as the Land Use Program, Purchase of Development Rights (PDR) and open space/conservation easements. These tools will be studied during the Phase II Implementation of the Comprehensive Plan.